

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR MARKET VALUE IN
THE NORTH STATION URBAN RENEWAL PROJECT AREA

WHEREAS, the governing body of the Authority (the Board) at a regular meeting on April 19, 1973, adopted a Resolution, entitled "Resolution of the Boston Redevelopment Authority Relative to the Establishment of Fair Market Value for Properties to be Acquired", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers, and the value recommended by the Real Estate Director and the Chief General Counsel has approved as to form:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY: THAT, the Fair Market Value of the parcel listed below is hereby established:

<u>Parcel No.</u>	<u>Owner</u>	<u>Address</u>	<u>Price</u>
187-4	MSL REALTY TRUST	76-78 Causeway Street	\$2,286,000

Title to each parcel, when acquired, is to be in fee simple, free and clear of all reservations, encumbrances, and other exceptions to title, except:

1. Liens for any taxes that are not payable at the time of vesting title in the Local Public Agency;
2. Easements or other outstanding interests that have been designated as parcels to be acquired separately;

3. Easements or other interests that under the Urban Renewal Plan are not to be acquired;
4. Reservation of interests or rights, if any, in the former owner, if authorized and in accordance with Department of Housing and Urban Development policies and regulations.

None of the parcels covered by this request is now owned, nor was owned at any time after the Local Public Agency filed its first application for Federal assistance for, or Federal concurrence in, the Project, by (a) the Local Public Agency, (b) a member of its governing body, (c) an officer or employee of the Local Public Agency who exercises a responsible function in carrying out the Project, (d) the local government, (e) the Federal Government, or (f) a public entity or nonprofit institution which acquired the property from the Federal Government for a nominal consideration at a discounted price.

(x) No exceptions

() Except the following parcels

COMMENTS

PROJECT NORTH STATION

Certificate No. 19

PARCEL NO. 187-4

ADDRESS 76-78 Causeway St., Cor. Nashua St.

Assessment	\$ 660,000	
First Appraisal	\$1,138,400	John Cullen
Second Appraisal	\$2,273,600	John O'Neill
Third Appraisal	\$1,225,000	Richard Dennis
Rec. Max. Acq. Price	\$2,286,000	

The subject property was formerly known as the Hotel Madison. It is a seventeen-story brick structure built in 1930 and contains 465 guest rooms, located on 24,154 square feet of land.

The three appraisers are of the opinion that the building has remaining economic life and makes a contribution to the total value of the property. Therefore, in their opinion, the highest and best use for the parcel is rehabilitation.

The owner of this property has agreed to settle for a price of \$1,700,000, plus outstanding taxes, for a total sum of \$2,286,000 and has delivered a signed deed to the Authority.

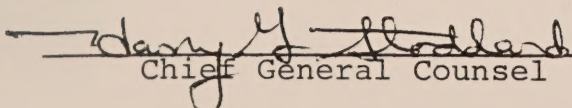
This review appraiser is of the opinion that this price represents a fair settlement for the parcel in view of the fact that eminent domain proceedings could result in a substantially higher award of damages.

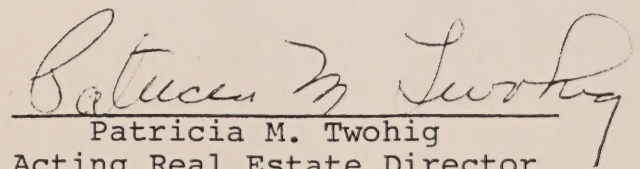
In addition to the probability of a higher award, interest would accrue on the additional amount awarded to the plaintiff at 10% a year. The trial in all likelihood would not take place until a much more favorable environment existed in the area which would be to the advantage of the plaintiff.

Taking all factors into consideration, including the fact that we have an appraisal near the requested price, that the rehabilitation market in Boston is very strong, and that the City will be responsible for any additional award to be paid, we feel that \$2,286,000 represents a favorable settlement. From this amount will be deducted approximately \$585,000 due the City in Real Estate taxes.

We recommend a maximum acquisition price of \$2,286,000 in full settlement of this case.

Approved as to form:


Chief General Counsel


Patricia M. Twohig
Acting Real Estate Director

EXECUTIVE SESSION

M E M O R A N D U M

March 3, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: NORTH STATION PROJECT
Establishment of Fair Market Value
Parcel No. 187-4 76-78 Causeway St. - Cor. Nashua St.
Certificate No. 19

It is requested that you approve and certify the fair market value of the parcel listed on the attached certificate.

The parcel has been appraised by three qualified, independent fee appraisers. The appraisals have been reviewed by staff appraisers, under the supervision of the Assistant Real Estate Director, in accordance with applicable State Law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Assistant Real Estate Director is of the opinion that the price for this parcel is a reasonable estimate of its fair market value.

The Chief General Counsel has approved as to form.